



364 Thomhill Road, Falkirk, FK2 7EE

Well-Presented & Spacious, Three-Bedroom, First-Floor Flat

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Property Description

Well presented and spacious, three-bedroom, first-floor flat, set within a residential development. Located centrally within Falkirk, close to amenities and transport links.

Comprises an entrance hallway, living room, kitchen, three bedrooms, and a bathroom.

Highlights include a spacious public room, a stylish fitted kitchen and modern flooring throughout.

In addition, there is good storage throughout, including built-in wardrobes for bedrooms one and two, two built-in storage cupboards, and a shared lockable storage room.

Externally, the property benefits from generous shared gardens and on-street parking.

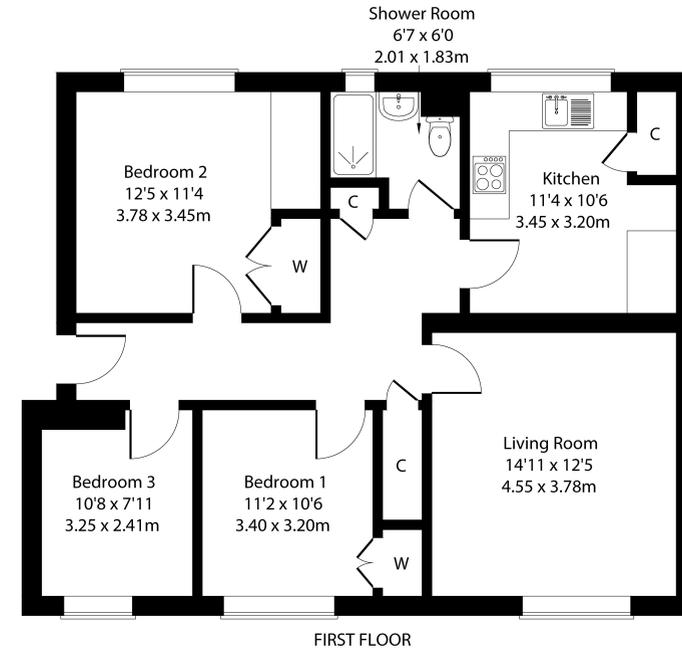
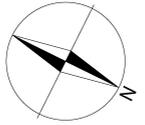
A welcoming entrance hall affords access throughout the property and features two convenient storage cupboards. At the front of the property, a generous living room features a neutral color scheme, recessed spotlights, and modern wood-effect flooring, which flows throughout the entire home. The well-sized kitchen, located at the rear, is designed with stylish units and wood-effect countertops, complemented by tiled splashbacks, a sink with drainer, and ample space for freestanding appliances, making it a perfect space for cooking and entertaining.

Bedroom one, located at the front, benefits from a built-in wardrobe and bright, airy decor. The second bedroom, positioned at the rear, features bespoke shelving, a built-in wardrobe, and atmospheric uplighting. A third bedroom, also at the front, offers versatility and could serve as an ideal home office or study. Completing the accommodation, the modern bathroom boasts a contemporary suite, including an electric shower and stylish tiled splash walls.



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Approximate Gross Internal Area: (805 sq ft - 75 sq m.)



Legal Disclaimer : Floor-plan and measurements are for illustrative guidance only, and not intended to form part of any contract.

Area Description

Falkirk is strategically located in Scotland's central belt, making it a highly sought-after area for commuters. The town centre and Falkirk Retail Park feature a variety of well-known high street brands, complemented by an excellent selection of amenities, including restaurants, cafes, medical practices, and schools at all levels. The area is renowned for its iconic attractions, such as the

Kelpies and the Falkirk Wheel, which attract visitors from around the globe, along with Callendar House and Park and historical remnants of the Antonine Wall. With exceptional transport links, including the M9/M876 motorways, two railway stations, and regular bus services, Falkirk offers easy access to Edinburgh, Glasgow, and the wider central Scotland region.





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